

168.0

0002

0011.A

Map

Block

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRAISED:

Total Card / Total Parcel

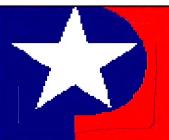
896,600 / 896,600

USE VALUE:

896,600 / 896,600

ASSESSED:

896,600 / 896,600



## PROPERTY LOCATION

No	Alt No	Direction/Street/City
71		GEORGE ST, ARLINGTON

OWNERSHIP		Unit #:
Owner 1:	ZHENG YANCHONG	
Owner 2:		
Owner 3:		

Street 1: 71 GEORGE ST

Street 2:

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476 Type:

## PREVIOUS OWNER

Owner 1: THAYER NATHANIEL &amp; MARTHA S -

Owner 2: -

Street 1: 71 GEORGE ST

Twn/City: ARLINGTON

St/Prov: MA Cntry: Own Occ: Y

Postal: 02476

## NARRATIVE DESCRIPTION

This parcel contains 6,500 Sq. Ft. of land mainly classified as One Family with a Garrison Building built about 1948, having primarily Vinyl Exterior and 2080 Square Feet, with 1 Unit, 2 Baths, 1 3/4 Bath, 0 HalfBath, 9 Rooms, and 4 Bdrms.

## OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

## PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

## LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6500		Sq. Ft.	Site		0	70.	0.95	7									430,498						430,500	

## IN PROCESS APPRAISAL SUMMARY

Legal Description										User Acct
										111024
										GIS Ref
										GIS Ref
										Insp Date
										06/26/18

## USER DEFINED

Prior Id # 1:	111024
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	12/11/20 02:59:24
Prior Id # 2:	
Prior Id # 3:	
PRINT Date	Time
LAST REV Date	Time
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

Parcel ID										TAX DISTRICT		PAT ACCT.					
Grantor		Legal Ref		Type	Date	Sale Code		Sale Price		V	Tst	Verif	Notes				
THAYER NATHANIE		60854-452		12/28/2012				645,000		No	No						
BITTELARI ROBER		28848-154		7/17/1998				359,000		No	No	Y					

BUILDING PERMITS										ACTIVITY INFORMATION							
Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment	Date	Result	By	Name					
5/14/2018	605	Re-Roof	7,198						6/26/2018	Inspected	CC	Chris C					
3/1/1999	100	Redo Kit	29,600	C				REMODEL KIT/+DR+WI	5/23/2018	MEAS&NOTICE	BS	Barbara S					
8/25/1998	612	Alterati	2,000	C				REMODEL-REPLACE	10/21/2008	Meas/Inspect	355	PATRIOT					
									2/5/2000	Inspected	197	PATRIOT					
									12/7/1999	Measured	264	PATRIOT					
									6/28/1999		PM	Peter M					

Sign: VERIFICATION OF VISIT NOT DATA / / /

<b>EXTERIOR INFORMATION</b>				<b>BATH FEATURES</b>				<b>COMMENTS</b>				<b>SKETCH</b>						
Type: 05 - Garrison	2	Rating: Average		A Bath:	Rating:			PDAS.										
Sty Ht: 2 - 2 Story				3/4 Bath: 1	Rating: Good													
(Liv) Units: 1	Total: 1			A 3QBth:	Rating:													
Foundation: 1 - Concrete				1/2 Bath:	Rating:													
Frame: 1 - Wood				A HBth:	Rating:													
Prime Wall: 4 - Vinyl				OthrFix:	Rating:													
Sec Wall: 8 - Brick Veneer	12%																	
Roof Struct: 1 - Gable																		
Roof Cover: 1 - Asphalt Shgl																		
Color: WHITE																		
View / Desir:																		
<b>GENERAL INFORMATION</b>				<b>OTHER FEATURES</b>				<b>RESIDENTIAL GRID</b>										
Grade: B- - Good (-)				Kits: 1	Rating: Good			1st Res Grid	Desc: Line 1	# Units: 1								
Year Blt: 1948	Eff Yr Blt:			A Kits:	Rating:			Level	FY LR DR D K FR RR BR FB HB L O									
Alt LUC:	Alt %:			Fpl: 1	Rating: Average			Other										
Jurisdct:	Fact: .			WSFlue:	Rating:			Upper										
Const Mod:								Lvl 2										
Lump Sum Adj:								Lvl 1										
<b>INTERIOR INFORMATION</b>				<b>CONDOS INFORMATION</b>				<b>Lower</b>										
Avg Ht/FL: STD				Location:				Totals	RMS: 9	BRs: 4	Baths: 2	HB						
Prim Int Wall: 2 - Plaster				Total Units:														
Sec Int Wall: 1 - Drywall	50%			Floor:														
Partition: T - Typical				% Own:														
Prim Floors: 3 - Hardwood				Name:														
Sec Floors:		%																
Bsmnt Flr: 12 - Concrete																		
Subfloor:																		
Bsmnt Gar: 1																		
Electric: 3 - Typical																		
Insulation: 2 - Typical																		
Int vs Ext: S																		
Heat Fuel: 2 - Gas																		
Heat Type: 3 - Forced H/W																		
# Heat Sys: 1																		
% Heated: 100	% AC: 100																	
Solar HW: NO	Central Vac: NO																	
% Com Wall	% Sprinkled:																	
<b>MOBILE HOME</b>				Make:		Model:		Serial #:		Year:		Color:						
<b>SPEC FEATURES/YARD ITEMS</b>				<b>PARCEL ID</b> 168.0-0002-0011.A														
Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod JFact	Juris. Value	
More: N				Total Yard Items:				Total Special Features:				Total:						